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## ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts  
Middlesex, ss

DOCKET NO. 2818

### DECISION Special Permit Under ENVIRONMENTAL DESIGN REVIEW

Applicant: Back Bay Signs for TD Bank  
Property Address: 880 Massachusetts Avenue, Arlington, Massachusetts 02476


Hearing Dates: April 6, 2020, April 27, 2020

Date of Decision: April 27, 2020

20 Day Appeal Period Ends: July 1, 2020

Members  
Approved

Opposed

  
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David M. Wat  
Eugene B. Benson

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Town Clerk's Certification

Date



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## **Town of Arlington, Massachusetts**

### **Redevelopment Board**

730 Massachusetts Avenue, Arlington, Massachusetts 02476

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### **DECISION OF THE BOARD**

#### **Environmental Design Review Docket #2818**

**880 Massachusetts Avenue, Arlington, MA 02476**

**TD Bank**

**May 26, 2020**

This Decision applies to the application by Back Bay Signs for TD Bank, to open Special Permit Docket #3616 in order to approve signage in the B4 Vehicular Oriented Business District. The Board reviewed and approved signage in accordance with the provisions of MGL Chapter 40A § 11 and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review, and under Section 6.2 Signs. A public hearing was held on April 6, 2020 and continued on April 27, 2020 and May 18, 2020. A decision was issued at the May 18, 2020 hearing.

#### **Materials reviewed for this Decision:**

- EDR Special Permit cover sheet and narrative
- TD Site Recommendation Book
- Updated sign plan provided for continue hearing provided on April 30, 2020

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. A bank is allowed in the B4 Vehicular Oriented Business District Zoning District.
2. A bank has operated in this location for many years, and is appropriately located in this business district.
3. There are no exterior alterations proposed other than signage.
4. A bank has operated in this location for years without overloading any public utilities.
5. No special regulations are applicable to the proposed use.
6. The use does not impair the integrity or character of the neighborhood.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

**A. EDR-1 Preservation of Landscape**

There are no changes to the landscape as there are no proposed exterior alterations.

**B. EDR-2 Relation of the Building to the Environment**

There are no changes to the exterior of the building other than the new signage.

**C. EDR-3 Open Space**

There are no changes to open space.

**D. EDR-4 Circulation**

The existing circulation will not change.

**E. EDR-5 Surface Water Drainage**

There is no change to the exterior of the building that would change surface water run-off or drainage.

**F. EDR-6 Utilities Service**

There will not be any changes to utility service.

**G. EDR-7 Advertising Features**

The TD Bank building is located in the B4 Zoning District and Business Sign District. The applicant sought changes to existing signage. Directional signs are allowed in the B4 Business Sign District. The bylaw allows for "non-illuminated signs which provide incidental information including, but not limited to credit card acceptance, business hours, open/closed, no soliciting, directions to services and facilities, or menus, provided these signs do not exceed an aggregate of six square feet in sign area." (6.2.1 C. E. 3. A.)

The bank is approved to replace a directional sign (sign E05 on plan) which is currently a double-sided directional sign with a new non-illuminated painted directional sign with a film decorated sign face that is 1'-3 11/16<sup>th</sup>" high and 2 1/4" wide with an overall 3'-0" height. The directional sign is located at an exit from the parking lot onto Lockeland Avenue. The existing directional sign provides visibility for people exiting the driveway on a side street. The sign is aluminum tube frame and aluminum sheet construction. The sign will be painted to match: PMS 5535 #MP62874V1.0 (Satin Finish). Sign face first surface film 3M 5000 Scotchlite Reflective White Vinyl and 3M IJ680-10 Scotchlite Reflective Film (InkJet Digital) to match Matthews Pantone 361 with 3M MCS approved inkjet inks.

**H. EDR-8 Special Features**

There are not any changes to any special features.

**I. EDR-9 Safety**

There are not any changes that will impact personal safety.

**J. EDR-10 Heritage**

The existing structure is not under the jurisdiction of the Arlington Historical Commission.

**K. EDR-11 Microclimate**

There are no changes that will impact the microclimate.

**L. EDR-12 Sustainable Building and Site Design**

There are no changes proposed.

The project must adhere to the following general conditions:

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.